



AGENDA
OXFORD CITY COUNCIL WORK SESSION

COURTHOUSE

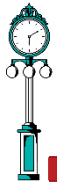
TUESDAY, SEPTEMBER 3, 2024 AT 7:00 PM

William Snavelly, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Michael Smith

Amber Franklin
Alex French
David Prytherch

-
1. Roll Call.
 2. Topic
 - A. Discussion Item - Alley Developments (Sam Perry, Community Development Director)
 3. Adjourn.



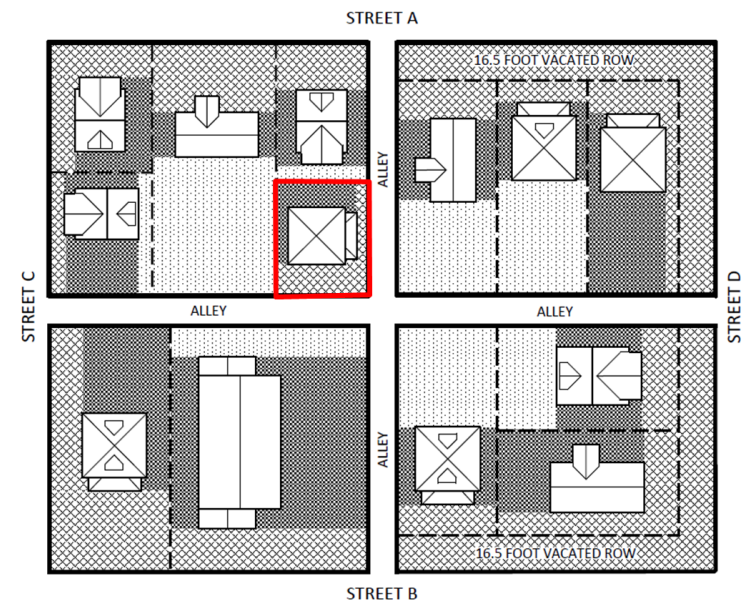
Alley Development

Considerations

Work Session – September 3, 2024

Alley Lot Development Background

- Rear/alley lots were split over one hundred years ago
- The lots began to be recognized as allowed to be built upon
- Until 2017, a regulation regarding the front entrance was in place
- Today there are 49 such lots that could be built upon
- On April 2, 2024, City Council passed resolution #7587, placing a 6-month moratorium on alley development
- What process should alley development be allowed in the future?



Alley Lot Map



Alley Development Moratorium

EXHIBIT A

- Parcel Boundaries
- Areas where
Restrictions in
Section 3 apply
- Railroads

750
Feet

Date: 3/25/2024
11:11 AM



The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats, or a professional survey.

Related Comprehensive Plan Goals

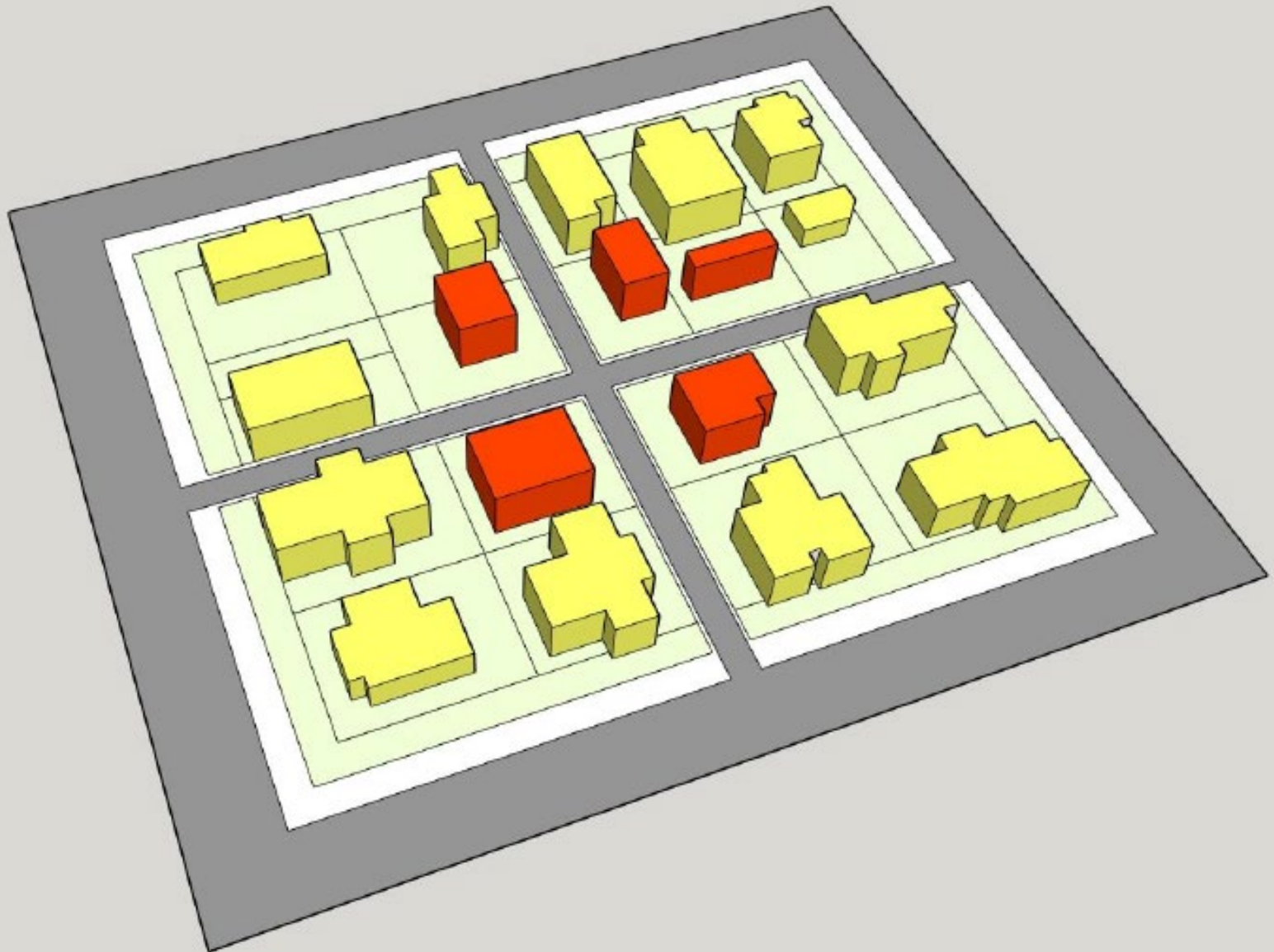
- Quality Development –
 - Connectivity of developments with community services
- Enhanced Character –
 - Unique identity of vibrant college town
- Public Services Excellence – Efficient and effective delivery
 - Police services
 - Fire/EMS services
 - Public Utility and Street services –
 - Street, sidewalks, water, sewer, storm, telecom, electric, gas



Recent Alley Development Examples



Status Quo Policy Outcome



Public Services Challenges Identified

1. Storm Water Management -- (lack of infrastructure)
2. Additional parking demand -- (limited street parking)
3. Emergency services identification -- (behind other houses)
4. Trash and Recycling services -- (storage and access)
5. Emergency and Service vehicle -- (narrow passage and topographic ground clearance)
6. Climate Goals -- (loss of green space)
7. Overhead electric -- (proximity danger)
8. Mile Square Architecture -- (building proportions)
9. Infrastructure safety and access
 1. Lack of street lighting
 2. Lack of gas meter protection
 3. Lack of designated pedestrian path
 4. Lack of alley edge curbing
 5. Underground utility not in alley

Outside Oxford Examples 1



Auxiliary
Alleys



Named **Alley**
"Fort St"

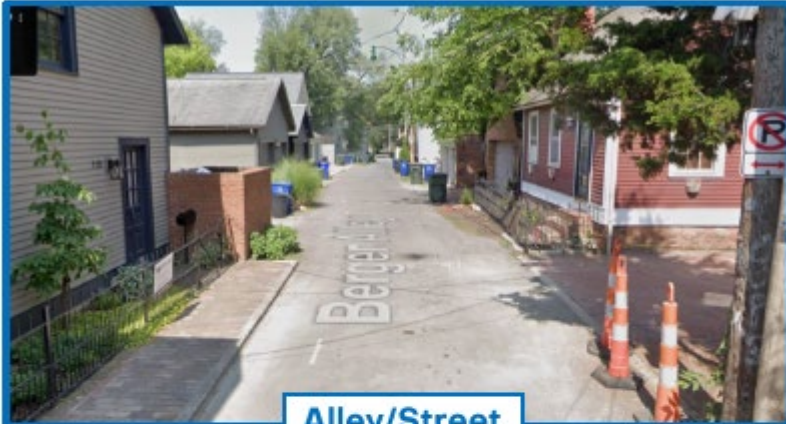


Street

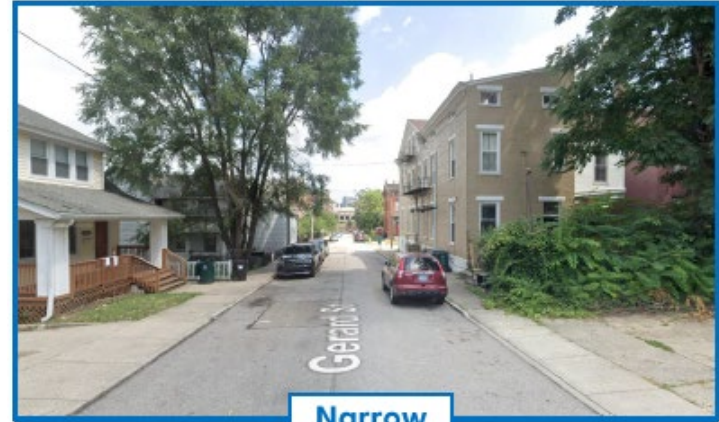
Bowling Green

Athens

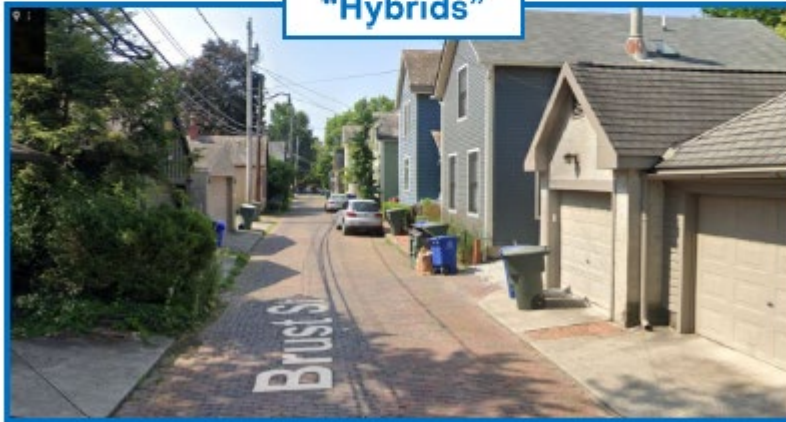
Outside Oxford Examples 2



Alley/Street
"Hybrids"



Narrow
Streets



German Village



Corryville (Cincinnati)

Considerations

A. What is Council's vision for the undeveloped alleys lots in the historic Mile Square of Oxford?

1. Medium-sized alley homes with parking?
2. Small accessory dwelling units with surrounding green space?
3. No buildings in alleys, only traditional green space?
4. Allow them to develop as status quo if legally required to, with minimal impact to public services?

B. What is Council's policy priority after the ending of the moratorium?

1. Re-open alley development opportunity, but with new requirements?
2. Restore previous policy, with no changes to requirements?
3. Re-think alley development potential to address housing shortage or other Council goals?

Next Steps

The moratorium automatically expires October 2, 2024

If Council desires new regulations to address public service challenges, staff will need additional time to develop recommendations.

Staff can place a resolution for moratorium extension on a future regular meeting agenda for discussion and vote.